



Church Farmhouse
Church Street | Weston Longville | Norfolk | NR9 5JU

 FINE & COUNTRY

CHARACTER AND COMMUNITY



As pretty as a picture, this period home stands next to the historic village church, having the good looks of the quintessential Norfolk farmhouse but being perfectly positioned within the heart of a welcoming and friendly community.

Inside is brimming charm and character, with well proportioned rooms full of light and plenty of room for all the family.

A delightful part-walled garden and outbuilding with laundry and home office complete this well-rounded and most attractive package.



KEY FEATURES

- A Stunning Grade II Listed Former Farmhouse situated next to the Village Church in Weston Longville
- Four Bedrooms and Two Bath/Shower Rooms
- The Principal Bedroom benefits from an En-Suite Shower Room
- Kitchen/Breakfast Room plus a Snug
- Two Reception Rooms
- Pretty Part Walled Garden with Secluded Seating Area and Views of the Village Church
- Outbuilding adjoining the Garage consisting of a Garden Store, Office and Laundry Room
- Double Garage with Driveway Parking
- The Accommodation extends to 1,926 sq.ft
- No EPC Required

If you want to live your countryside dream but be in a community, and you love the look of farmhouses, but you don't want to be in the middle of nowhere, this home is sure to win you over. It's absolutely beautiful, inside and out, and the setting is divine. It's been meticulously upgraded and maintained over time, so you can move straight in and enjoy the lifestyle, right from the start.

History In The Making

This Grade II listed former farmhouse is mentioned in Parson Woodforde's diaries, so we know there's been a house on this site since 1790 or before. The home has been altered and extended over the centuries and today boasts a wealth of character and some wonderful features, including beautiful oak beams and several stunning fireplaces. The house underwent a comprehensive programme of modernisation and renovation in 1987 and this was done very sympathetically. The current owner in turn has made further improvements, adding a pretty snug at the back of the house overlooking the garden, refitting the kitchen, adding a wood burner to the sitting room and converting an outbuilding to a laundry, office and storeroom adjoining the garage.

A Happy Home

The current owner has been here for almost 30 years and has made so many memories over the decades, both in hosting friends and family in this beautiful home and in being part of a friendly community. In winter, the house is wonderfully cosy and the log burner enhances the atmosphere. The house lends itself to being decked out for the festive season and Christmas here is always a treat! In summer, you have double doors leading into the garden from both the snug and the sitting room, so you can enjoy a cool breeze and plenty of fresh air.





KEY FEATURES

The bedrooms are refreshingly cool on hot summer nights. The owner loves to cook for guests and has particularly enjoyed having grandchildren to visit on many occasions. It's a lovely place to put down roots and you'll easily be able to imagine yourself living here. The rooms are well proportioned and the layout lends itself to modern lifestyles, with spaces for formal and informal dining, a shower room, bathroom and cloakroom, three reception rooms and four bedrooms, so you have lots of flexibility.

Perfectly Positioned

Outside, the pretty, part-walled garden has views across to the village church and is a riot of colour in spring and summer. The owner is a keen gardener and has really enjoyed creating the mature surroundings you can see today. There's a lovely, secluded seating area and you're not overlooked here at all. You also have plenty of parking, with a double garage for storage. One of the wonderful things about this house is the location. If you're new to the area, you'll find it easy to get to know people through the village cinema nights, keep fit and yoga classes, or simply over a drink at the local pub (well known for serving excellent food). There's a primary school in neighbouring Great Witchingham, shops in Lenwade, and school buses run from the village to the very desirable high school in Reepham. This is a peaceful village but it's also well connected - you're within easy reach of the A47 and the Broadland Northway, so getting out and about across the area is a breeze. You can head up to North Norfolk to explore pretty market towns such as Holt, or to visit the coast, and you're also close to the Broads and to the vibrant and historic city of Norwich.

Agents Note

Please note there is a right of way across the front of the house for access to the church and the war memorial and surrounding gravel area is maintained by the parish council.





























INFORMATION



On The Doorstep

Weston Longville enjoys a convenient location with easy access to main trunk roads. The village itself has a parish church and a popular gastro pub known as the Parson Woodforde. Weston Golf Club and Roarr Dinosaur Park are also within striking distance. The area is also in catchment for the reputable Reepham High School and there is a nearby primary school. The nearby village of Lenwade has a general shop, coffee shops and doctor's surgery. The Marriott's Way cycle path, which connects Norwich to Reepham, passes through the village. The village of Drayton (5 miles) provides a garage, post office, Tesco and Lidl supermarkets along with coffee shops and pubs. A Sainsburys and Marks & Spencers Food Hall can be found at Long Water Retail Park near Costessey which is only 7.5 miles from the property.

How Far Is It To?

Norwich is approximately 11 miles south east of Weston Longville and offers all that you would expect of a county capital with a wide variety of cultural and leisure facilities, a main line rail station with links to London Liverpool Street and an international airport. There is also a selection of good schools in both the public and private sectors as well as the University of East Anglia.

Directions

Leave Norwich on the Drayton Road and pass through the village of Drayton onto the Fakenham Road. As you approach the village of Attlebridge, take a turning on the left onto Marl Hill Road and continue onto Church Street into the village of Weston Longville whereby the property is positioned next to the village church clearly signposted with a Fine & Country For Sale Board.

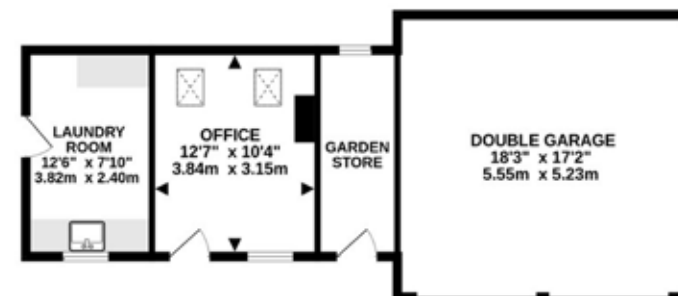
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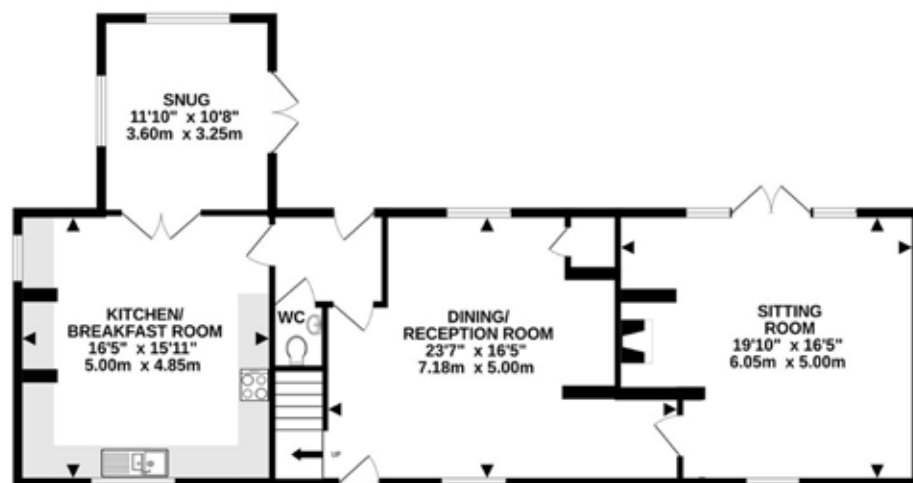
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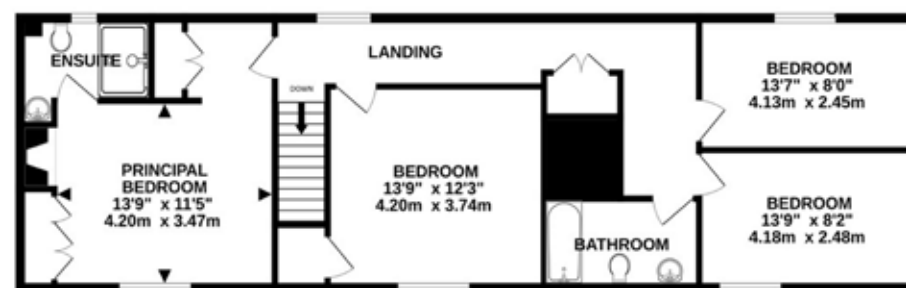
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OUTBUILDING
600 sq.ft. (55.7 sq.m.) approx.



GROUND FLOOR
1033 sq.ft. (96.0 sq.m.) approx.



1ST FLOOR
893 sq.ft. (82.9 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING OUTBUILDING : 1926 sq.ft. (178.9 sq.m.) approx.
TOTAL FLOOR AREA : 2526 sq.ft. (234.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
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For a free valuation, contact the numbers listed on the brochure.





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